

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: August 19, 2004

ITEM NO. 3

SUBJECT	<b>Cattletrack Ranch</b>
REQUEST	<p>Request for Preliminary Plat approval for four (4) residential lots on a 3.14 acre parcel.</p> <p><b>12-PP-2004</b></p> <p><b>Key Items for Consideration:</b></p> <ul style="list-style-type: none"><li>• This is a 4-lot subdivision that complies with a development plan and stipulations from a recent rezoning case.</li></ul>
OWNER	<p>Alexander Zink 480-892-7868</p>
APPLICANT CONTACT	<p>Alexander Zink Scottsdale Engineering &amp; Assoc 480-892-7868</p>
LOCATION	<p>6360 N Cattle Track Rd</p>
BACKGROUND	<p><b>Zoning/History.</b></p> <p>In November 2003, the property was part of a larger 5-acre site rezoned to the Single Family Residential, Planned Residential Development District (R1-35 PRD) with amended development standards. The rezoning stipulations included conformance to a site plan and amended the development standards to allow 25,000 sq.ft. minimum lot sizes and reduced setbacks. (Case 12-ZN-2003)</p> <p><b>Context.</b></p> <p>This 3-acre property is located within an established rural enclave. The 2-acre property to the north that was also rezoned by zoning case 12-ZN-2003 was recently divided into 3 lots in accordance with the amended development standards and stipulations from the zoning case. The surrounding properties have an open rural character, except the neighborhood on the north side of Lincoln Drive has more of a suburban character with perimeter walls.</p>
APPLICANT'S PROPOSAL	<p><b>Goal/Purpose of Request.</b></p> <p>This is a request for preliminary plat approval to subdivide the property into 4 single-family residential lots, in conformance to the amended development standards and stipulations from the zoning case. The development plan provides relatively large lots, one point of access onto Cattletrack Road, and open space along the Road. Six-foot meandering walls finished with stucco and a brick cap are set back 25 to 45 feet from Cattletrack Road. Desert landscaping including Palo Brea, Palo Verde, and Mesquite trees will be</p>

provided between the Cattletrack Road and the walls. The walls and landscaping materials are consistent with the rezoning stipulations and will match the style and materials of the proposed development to the north.

**Development information.**

- *Parcel Size:* 3.14 acres
- *Number of Lots and Density:* 4 lots; 1.2 homes per acre
- *Existing Lot Sizes Allowed:* 25,000 square feet minimum
- *Proposed Lot sizes:* 29,000 square feet minimum  
35,000 square feet maximum  
31,500 square feet average

IMPACT ANALYSIS

**Traffic.**

Cattletrack Road (Miller Road alignment) is classified as a minor collector at this location, with one lane in each direction, and is adequate to serve this subdivision. The proposed lots will share one point of access to Cattletrack Road to limit the number of conflict points along Cattletrack Road.

To maintain the existing rural character of Cattletrack Road, the zoning case stipulated minimal street improvements, ribbon curb, an 8-foot wide stabilized decomposed granite path. The shared driveway will also be constructed with colored pavers instead of asphalt or concrete.

**Water/Sewer.**

The water supply service for this property is from the town of Paradise Valley, and the sewer service is through the City of Scottsdale. The applicant is responsible for new water and sewer infrastructure to service the site, and would extend existing lines in the adjacent streets.

**Police/Fire.**

This area is served by the nearby fire station located at 7339 E. McDonald Drive, and by Police District II, Beat 9 out of McCormick-Stillman Railroad Park at Indian School and Scottsdale Roads. This 4-lot subdivision will not impact fire or police services.

**Schools.**

The Scottsdale Unified School District indicates it has adequate facilities to accommodate the projected number of students generated by the proposed subdivision.

**Community Involvement.**

Surrounding property owners were very much involved in last year's rezoning process to ensure the existing rural character was preserved. Surrounding property owners have also been notified of this subdivision application. Aside from general inquiries, comments received have been supportive of the subdivision as long as it conforms to the zoning development plan and stipulations.

STAFF  
RECOMMENDATION      **Recommended Approach:**  
Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE  
DEPT(S)      **Planning and Development Services Department**  
Current Planning Services

STAFF CONTACT(S)      Tim Curtis  
Project Coordination Manager  
480-312-4210  
E-mail: [tcurtis@ScottsdaleAZ.gov](mailto:tcurtis@ScottsdaleAZ.gov)

APPROVED BY      \_\_\_\_\_  
Tim Curtis  
Report Author

\_\_\_\_\_  
Randy Grant  
Chief Planning Officer  
Phone: 480-312-7995  
E-mail: [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

- ATTACHMENTS
1. Applicant's Narrative
  2. Context Aerial
  - 2A. Aerial Close-Up
  3. Zoning Map
  4. Preliminary Plat/Site Plan
  5. Rezoning Site Plan from Case 12-ZN-2003
  - A. Fire Ordinance Requirements
  - B. Stipulations
  - C. Zoning Ordinance Requirements

**July 22, 2004**

**Alexander M. Zink  
1525 W. St. Lucia  
Gilbert, AZ 85233**

**Project Narrative  
Case No. 146-PA2004**

**Cattletrack Ranch  
Project No. SEA-03-0401**

**The subject property has been rezoned from R1-43 to R1-35PRD to accommodate four generously sized residential lots with large open landscaped spaces along the Cattletrack Road.**

**The access from the road to the four residences has been provided through a single common street by bounding two easements together. This solution helps reduce exposure and interference with the Cattletrack Road traffic for residents.**

**The 6 foot fence to be installed along the road is carefully designed to blend in with the surroundings and to match the rural character of the area. By being set back 30 feet average from the road and meandering, the wall presence will be minimized by the abundant landscape in front of it, conveying a pleasant, green area impression for the passing traffic. The fence will extend toward the street entrance with a 3 foot high section with decorative pillars on both sides of the street, not to exceed 4 feet high. There is no intent of installing any light poles at the street sides. Two sconces on the front and the street sides of the pillars will mark the entrance by night (see sketch). The proposed desert plants are selected from the Arizona Department of Water Resources Plant List in order to meet the ambiance and reduce the water consumption.**

**The proposed improvement will be constructed based on the City standards and the rezoning stipulations for Case No. 12-ZN-2003. The new improvement will construct a ribbon curb and 8 foot wide decomposed granite walkway along the Cattletrack Road. The access street will be 24 feet wide and featuring 6x6 and 6x9 Cobble pavers in selected patterns and colors with concrete edges. The proposed "Fuego Blend" color from Belgard, or similar, is an appealing, complimentary match to the neutral sand color proposed for the north street of the project.**

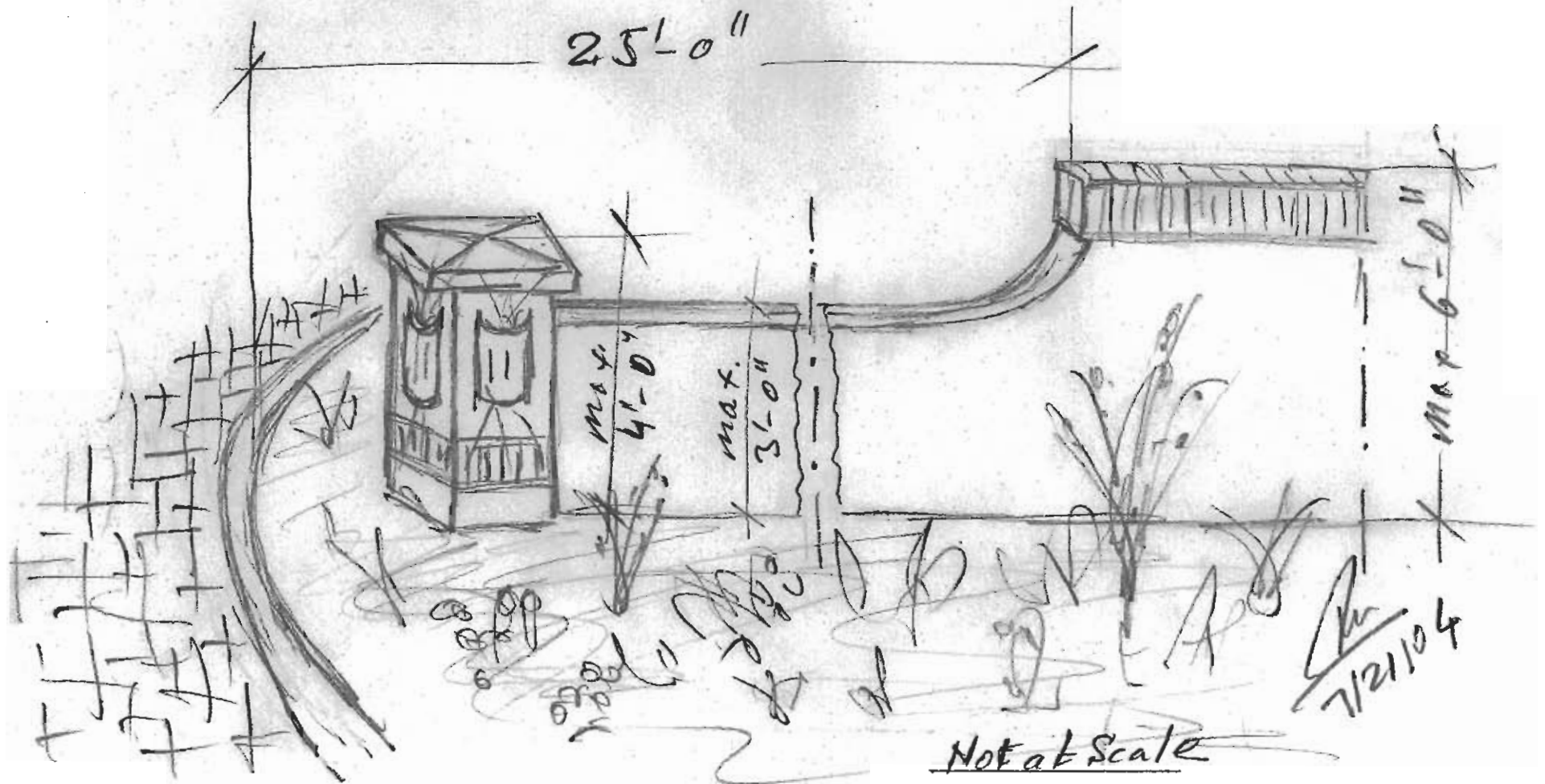
**Page 2**

**Project Narrative  
Case No. 146-PA2004**

**Cattletrack Project  
Project No. SEA-03-0401**

**The chosen number of four homes does not present a significant increase of the density and preserves the rural character of this area which will also be accentuated by the design and elevations of the proposed homes. By placing the homes at a generous distance from the access street on both of its sides providing large front yards, a sense of rural agora is created while also offering the new residents the preferred energy saving North-South orientations of their homes. This placement of the houses also maximizes the shape of the back yards for the benefit of the residents as well as placing these in a more convenient position relative to the existing neighborhoods.**

Cattle Track Ranch  
Entry proposal  
South section







Q.S.  
21-45

G.I.S. ORTHOPHOTO 2003

Cattletrack Ranch

12-PP-2004

ATTACHMENT #2



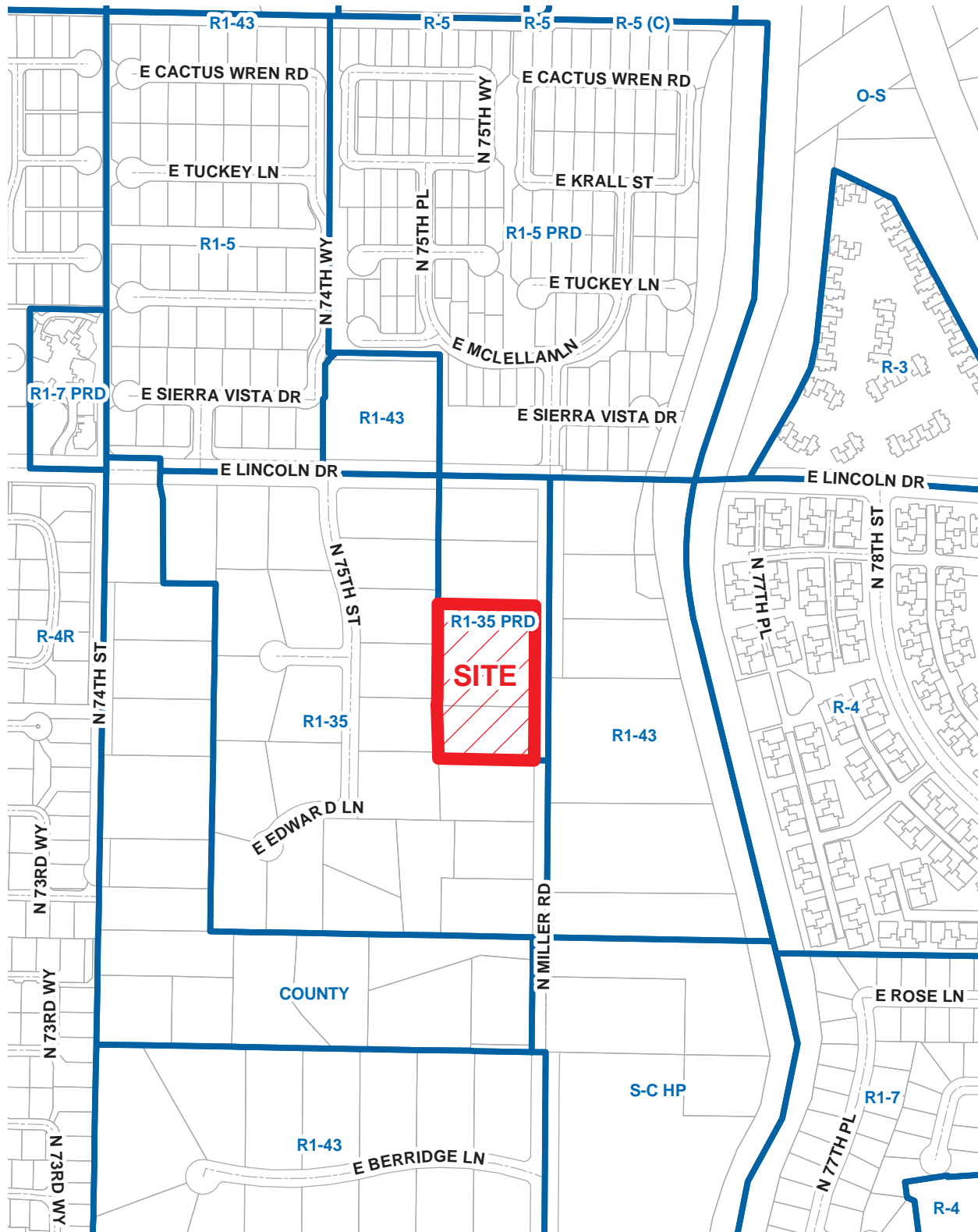


Cattletrack Ranch

12-PP-2004

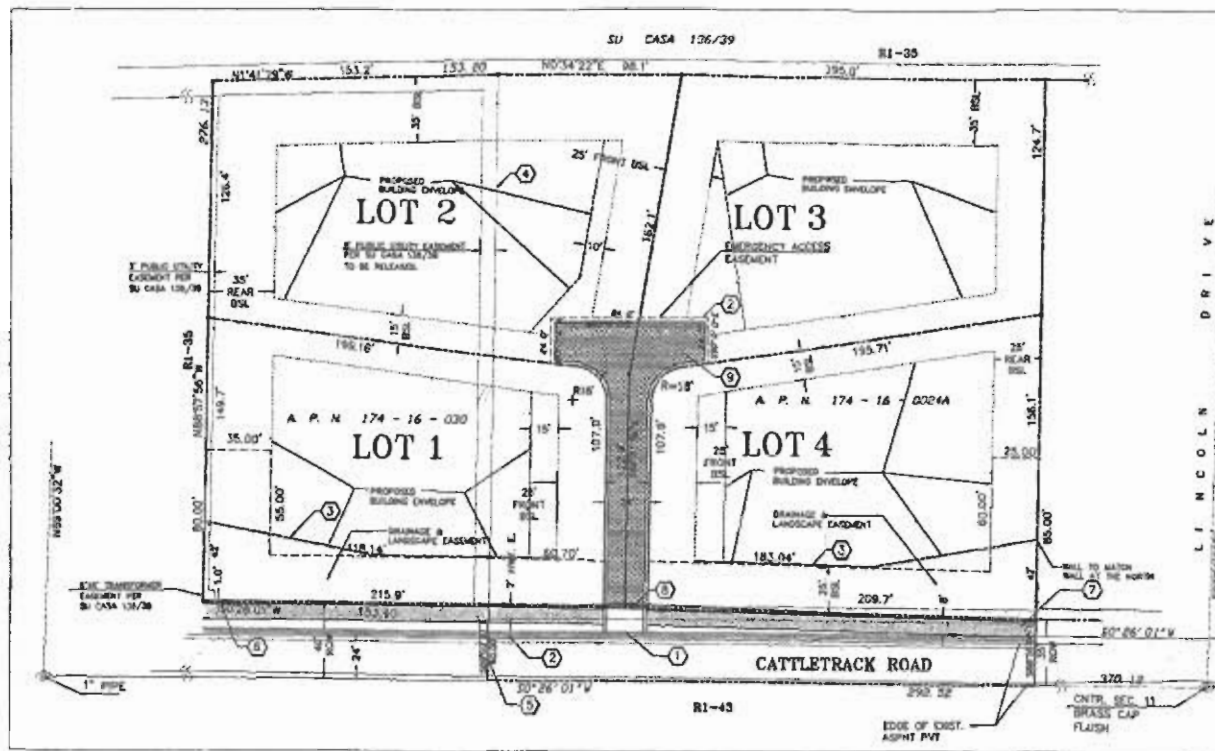
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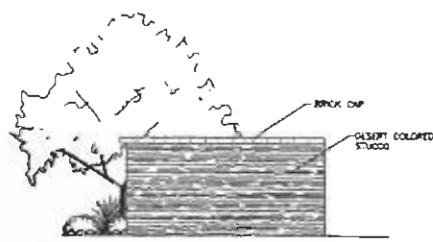
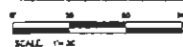


12-PP-2004

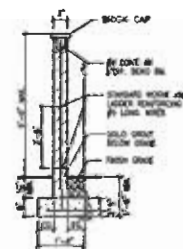
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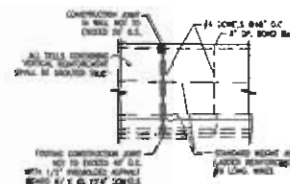
PRELIMINARY SITE PLAN



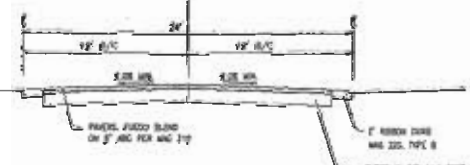
5 TYP. PERIMETER WALL  
6" - 8" HEIGHT WALL  
PAINT TO MATCH THE WALL PROPOSED  
WITH THE LOT SPLIT DEVELOPMENT TO THE NORTH.



6 TYP. MASONRY FENCE WALL  
6" H.



MASONRY FENCE WALL DETAIL  
6" H.



TYPICAL CROSS SECTION  
FOR PRIVATE STREET



VICINITY MAP

PROJECT INFORMATION

NAME: CATTLETRACK RANCH  
OWNER: 50 FT.  
OWNER ACRES: 3.11 ACRES  
NET 50 FT.: 121,873.88 SQ. FT.  
NET ACRES: 2.83 ACRES  
ZONING: R1-35/719  
PARCEL NUMBER: A.P.N. 174 - 16 - 002A  
A.P.N. 174 - 16 - 003

LEGAL DESCRIPTION

A.P.N. 174-16-002A  
LOT 16, 50 ACRES, ACCORDING TO BOOK 156 OF MAPS,  
PAGE 58 RECORDS OF MARICOPA COUNTY, ARIZONA.

A.C.N. 174-16-002A

THE EAST HALF OF THE NORTHWEST QUARTER OF  
THE NORTHWEST QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 11, TOWNSHIP 3 NORTH,  
RANGE 4 EAST, OF THE DES AND SALT RIVER BASIN  
AND MERRILL, MARICOPA COUNTY, ARIZONA.

NOTES

NO STREET LIGHT IS PLANNED TO BE INSTALLED

CONSTRUCTION NOTES:

1. CONSTRUCTION: BRICKWORK PER C.O.S. STD. DET. 2018  
BUILT FAMILY UNITS 12-1
2. CONSTRUCT 8 FT. HIGH FENCE PER C.O.S. STD. DET. 2018  
TYPE 1
3. CONSTRUCT 6 FT. HIGH FENCE PER C.O.S. STD. DET. 2018  
TYPE 1
4. EX. 6 FT. FENCE TO BE RELEASED
5. 6 FT. RIGHT OF WAY TO BE DECREASED TO THE CITY  
OF SCOTTSDALE
6. 6 FT. VEHICLE HIGH ACCESS EASEMENT TO BE  
DEDICATED TO C.O.S.
7. CONSTRUCT 3/4" MINUS ROLLERS COMPACTED IF NEEDED  
DECOMPOSED GRANITE (D.G.) SURFACE PAVEMENT
8. 6 FT. DISTANCE TRIANGLE EASEMENT
9. 6 FT. AND 6 FT. COMBINED FENCE TO BE COMBINED WITH  
THE LOT SPLIT DEVELOPMENT TO THE NORTH.

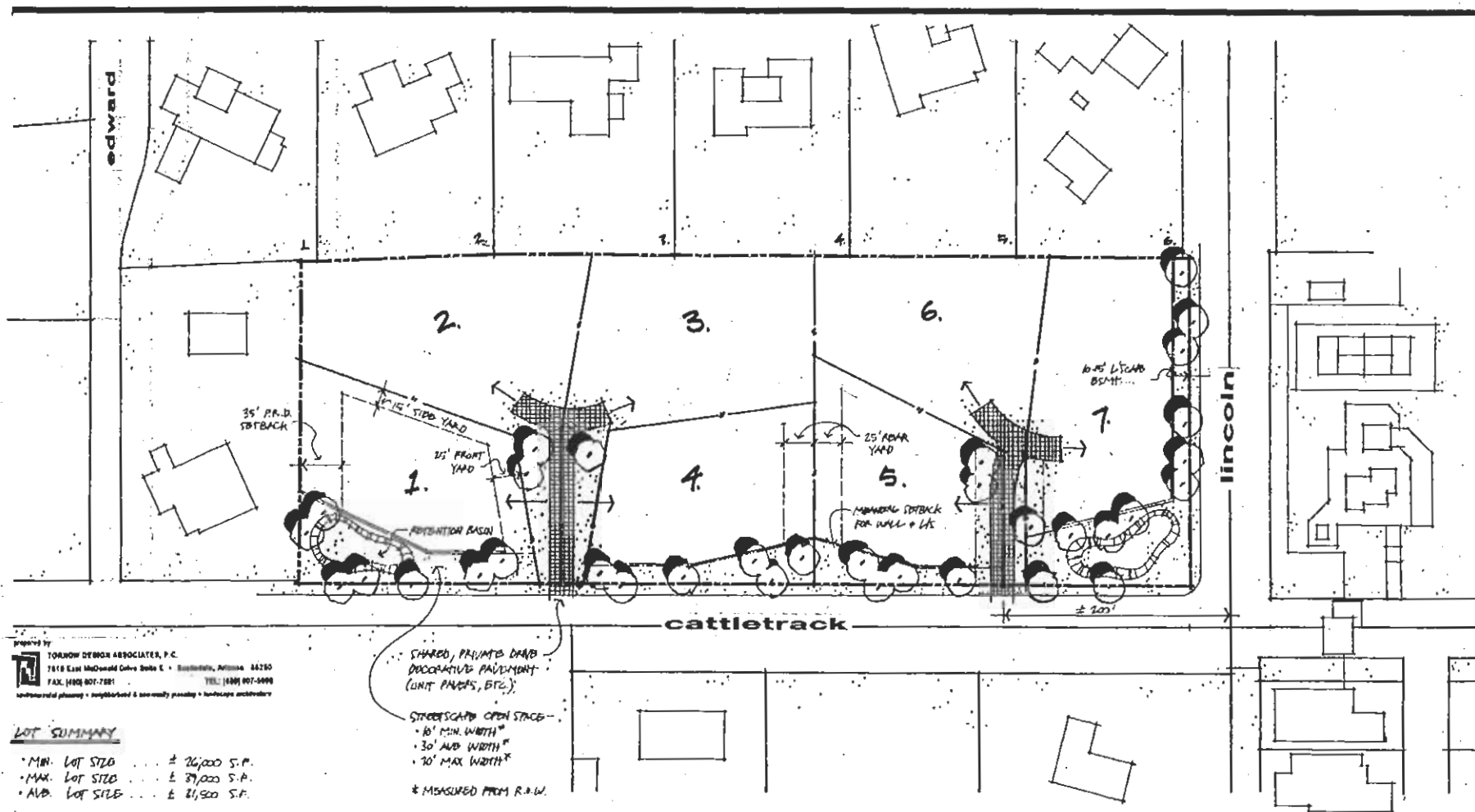


Cattletrack Ranch  
SCOTTSDALE, ARIZONA  
PRELIMINARY SITE PLAN

PROJECT NO.	DATE	DESCRIPTION OF REVISION
12-PP-2004	12-PP-2004	REV. 7/22/04

SCOTTSDALE  
ENGINEERING &  
ASSOCIATES, INC.  
1111 E. 3RD STREET, SUITE 200, SCOTTSDALE, AZ 85251  
TEL: 480.341.1111 FAX: 480.341.1111

DRAWING NO.  
S1.0  
SHEET 1 OF 1  
SEA-030401



**Proposed Development Plan for:**

cattletrack ranch

REVISED: OCTOBER 13, 2003



12-2N-2003



**CATTELTRACK PRELIM.**

**PLAT -- 6360 N.**  
**CATTLETRACK RD.**  
**SCOTTSDALE, AZ.**

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.

☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

NO ON STREET PARKING.

\_\_\_\_\_  
\_\_\_\_\_

☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.

☐ 4. PROVIDE A KNOX ACCESS SYSTEM:

☐ A. KNOX BOX

☐ B. PADLOCK

☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.

☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_

☐ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.

☐ 7. NUMBER OF FIRE HYDRANTS REQUIRED, \_\_\_\_\_. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF \_\_\_\_\_ AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.

☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.

☒ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.

☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.

☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:

☐ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.

☐ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.

☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x \_\_\_\_\_ (NSHT)

☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.

☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.

☒ 15. ALL STREETS AND PRIVATE DRIVEWAYS SHALL CONFORM TO THE FIRE DEPARTMENT GUIDE LINES FOR EMERGENCY VEHICLE ACCESS.---

## ATTACHMENT A

**RESIDENTIAL SUBDIVISION – 12-PP-2004**  
**STIPULATIONS FOR CATTLETRACK RANCH**

FINAL PLATS MUST BE PER THE APPROVED PRELIMINARY PLAT WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN PERMITS
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SITE DESIGN:

1. Site/Preliminary Plan shall be consistent with the plat prepared by Scottsdale Engineering & Associates, Inc., with a plan date of 7/22/2004.

WALL DESIGN:

1. The perimeter walls shall be constructed with the first plat improvements. The walls shall be completed prior to issuance of final certificate of occupancy of the home on the corresponding lot.
2. All screen walls shall be 6 or 8-inch masonry block. No dooley wall systems or chain link fencing shall be allowed.

LANDSCAPING:

1. Landscaping shall be consistent with the landscape plan prepared by Scottsdale Engineering & Associates, Inc., with a plan date of 7/22/2004.
2. The landscaping shall be installed with the first plat improvements. The landscaping shall be completed prior to issuance of final certificate of occupancy of the home on the corresponding lot.
3. Sight distance triangles and sight distance lines shall be shown on final plans for all intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
4. Retention/detention basins smaller than 20,000 square feet shall have a maximum water depth of 3 feet, and a 10:1 width to depth ratio with 4:1 maximum slope.
5. Retention/detention basin depth shall be maximum 3 feet water depth. Greater depths shall require Plan Review and Permit Services staff approval.
6. Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional Plan Review and Permit Services staff review and approval.
7. Provide 8% slope away from walk or curb for 5' 0" along all streets.
8. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce overspray, or provide design alternatives to achieve similar results to be approved by Plan Review and Permit Services staff.

**ATTACHMENT B**

9. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

IRRIGATION:

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.

SIGNS:

1. Provide note on final landscape plans: Signs require separate approvals and permits.
2. No on-site lighting has been approved with this preliminary plat.

TRAFFIC STIPULATION REQUIREMENTS  
CIRCULATION AND REFUSE

ROADWAY, INTERSECTION AND ACCESS DESIGN:

1. Provide street cross section details on the improvement plans for the improvements on Cattletrack and the private interior streets.
2. The site driveway on Cattletrack Road shall be designed in general conformance with city of Scottsdale Type M-1, Standard Detail #2255.
3. The developer shall dedicate a minimum 24-foot wide emergency and service vehicle access easement over the main internal driveways.
4. The driveway shall be designed to accommodate emergency and service vehicles with a minimum outside turning radius of 45 feet and inside radius of 25 feet. A hammer head type turnaround as shown on the preliminary plat is acceptable.

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.
2. When a detailed striping and signage plan is required to be submitted with final plans, it shall include the following:
  - a) All existing improvements and striping within 300 feet of limits of construction.
  - b) All signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.



SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.
2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

REFUSE COLLECTION:

1. The developer shall place a special note on the final plat that states refuse trucks will not drive into the flag portion of the lots to collect refuse, and the lot owners shall place refuse containers on Cattletrack Road on scheduled refuse pick up days.
2. If individual (80 gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's standards.

DRAINAGE AND FLOOD CONTROL STIPULATIONS

DRAINAGE:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design, reports and plans that demonstrate conformance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. FINAL DRAINAGE REPORT. With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to Plan Review and Permit Services Division approval. Before the approval of final improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage. In addition, the final drainage report and plan shall:
  - a. The stormwater detention basins shall not be located in the city right of way and shall have a drainage easement dedicated for their areas and corridors.
  - b. The developer shall install permanent pumps to drain the stormwater detention basins. Draining the basins by evaporation and percolation methods only is not allowed. The discharge rate from the basins shall not exceed one cubic foot per second. Discuss how storm water storage basins will be drained, (by gravity out-fall, pump, etc.) Provide bleed-off calculations that demonstrate the discharge rate and time to drain.

- c. The developer shall provide a special note on the improvement plans and the final plat that all stormwater detention basins and pumps shall be maintained by the home owners.
  - d. Provide final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report approved in concept by the Community Development Division.
  - e. Provide calculations and details that demonstrate how the storm water storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and extents of the high water surface elevation(s).
  - f. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
  - g. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
  - h. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
  - i. Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II.
3. STORM WATER STORAGE REQUIREMENT. Prior to final plan approval, the developer shall submit a final drainage report and plan, including calculations for the storm water storage volume required,  $V_r$ , and volume provided,  $V_p$ , using the 100-year, 2-hour storm event.
- a. Storage basin capacity SHALL NOT BE REDUCED by proposed landscaping improvements.
  - b. Storage basin design shall incorporate significant landscaping requirements.
4. BASIN LOCATION. Basins shall be located within easements, or common tracks with easements, dedicated for the purposes of storm water storage.
5. BASIN CONFIGURATION. Storm water storage basins smaller than 20,000 square feet shall have a maximum water depth of three (3') feet, and a 10:1 width to depth ratio with 4:1 maximum side slopes.
6. BASIN CONFIGURATION. Storm water storage basins larger than 20,000 square feet having water depth greater than three (3') feet shall have 4:1 maximum side slopes for depth of three (3') feet or less, and 6:1 maximum side slopes for depths greater than three (3') feet.
7. BASIN OUT-FALL. Storm water storage basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36-hours.

8. DRAINAGE OF BASIN. Infiltration of storm water through the basin floor is not acceptable as the sole means of draining the basin. Storm water storage basins should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible) other methods of discharge such as pumps, etc. may be considered.
9. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (Not required for city owned utilities) from every affected utility company.
10. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Plan Review and Permit Services Division. The grading and drainage Plan shall include, but not be limited to the following:
  - a. Benchmark datum shall be based on North American Datum of 1988.
  - b. Provide a base plan sheet with topography at 2-foot minimum contour lines.
  - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
  - d. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.
  - e. Show street cross slope direction (use arrows).
  - f. Show all easements including, but not limited to, slope, public utility, vehicular non-access, waterline, sanitary sewer line, etc.
  - g. Show all drainage facilities; culverts, storm drains, storm water storage basins (with storage volume required,  $V_r$ , and storage volume provided,  $V_p$ , noted on the improvement plans).
  - h. Show  $Q_{(100)}$  at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
  - i. Show the limits of inundation for all washes having a flow rate of 25 or more using the peak runoff from the 100 year 6 hour storm event.
  - j. Note: "Rip-rap shall be placed so that a dense, uniform mass of durable, angular stones with no apparent voids or pockets is configured."
  - k. Show all multi-use paths and multi-use trails.
  - l. Show all walls, such as perimeter, screening and retaining walls.
11. OFF-SITE RUNOFF. All development shall be designed to satisfactorily convey peak discharge for the 100-year, 6-hour storm event through the site without significant damage to structures.



12. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
  - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the City of Scottsdale Development Quality and Compliance Division with the improvement plan submittal.
13. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a copy of the NOI.
14. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
15. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (507-6727) for fees and application information.

#### VERIFICATION OF COMPLIANCE

1. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
  - a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
  - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
2. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. The Inspecting Engineer shall complete the Certificate of Compliance form.

- b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
- 3. AS-BUILT PLANS. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division.
  - b. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - c. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

TRACTS AND EASEMENTS:

- 1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, and for all FEMA regulatory floodways to the extent of the 100 year base flood elevation.
  - a. All drainage and flood control easements, including easements for storm water storage, shall be dedicated on the final plat with maintenance responsibility specified to be that of the Homeowners Association and or property owner.
  - b. Before any building permit is issued for the site, any additional drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the city.
- 2. MAINTENANCE RESPONSIBILITY. Maintenance responsibility shall be that of the Homeowners Association and or property owner. All easement dedications shall demonstrate conformance to the ordinances and the Scottsdale Revised Code – Section 37-45. In addition all easement dedications shall:
  - a. Specify the right of the city to enter into the easement for the purposes of the removal of obstructions and or impedance to the watercourse that are deemed to be a public nuisance, when so designated by the Floodplain Administrator.
  - b. Note that the Homeowners Association and/or property owner shall pay actual costs for the removal of obstructions and or impedance to the watercourse.

WATER AND WASTEWATER STIPULATIONSWATER & WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.
2. COMPLIANCE. All water and sewer lines shall be constructed in accordance with the city's Water and Wastewater Master Plans.

BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
- b. Identify the timing of and parties responsible for construction of all water facilities.
- c. Include a complete description of requirements relating to project phasing.

BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
- b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
- c. Include a complete description of requirements relating to project phasing.

APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Report.

3. FIRE CODE. The water system shall be designed to provide two (2) sources of water to the developed site.

4. WATER SAMPLING STATIONS. Prior to the approval of the improvement plans by the Plan Review and Permit Services Division, all water sampling stations shall be shown and labeled on the improvement plans.
  - a. Water sampling station locations are subject to review and approval by the Water Quality Division. Contact Mr. Craig Miller at 480-312-5685 in the City of Scottsdale Water Resources Department for questions regarding the status of the review.
  - b. The Water Quality Division shall distribute copies of the approved sampling station location(s) to the Plan Review and Permit Services Division.
5. CLEARANCE FROM WALLS. Where walls cross or run parallel with water lines, sewer lines, and or fire lines the following shall apply:
  - a. Walls constructed parallel to water and sewer, and or fire lines shall be set such that the face of the wall is a minimum of six ( 6') feet from the outside diameter of the pipe.
  - b. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed with gates or removable wall panels for maintenance and emergency access.
6. PRESSURE FLOW TEST. At the time of final plan submittal, the developer shall submit an engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system.
7. MANHOLE LOCATION. Manholes shall not be located on lots.
8. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
  - a. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
  - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.
  - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD



and a copy of the As-Built drawings.

- e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
  - (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to review and approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by MCESD.
  - (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
  - (3) Provide to the MCESD a copy of the "Request for Certificate of Approval of Construction" of water/sewer lines with all appropriate quantities.
  - (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

TRACTS AND EASEMENTS`:

- 1. UTILITIES IN TRACTS. All utilities between lots shall be located entirely within a dedicated tract (20' minimum width).
- 2. EASEMENTS AND MAINTENANCE RESPONSIBILITY. All associated water and sewer line easements shall be shown on the final plat with maintenance responsibility specified with the final plat notes.
- 3. EMERGENCY ACCESS EASEMENT. Emergency Access Easement proposed on lots 3 and 4 shall be revised with the final plan submittal as necessary to reflect requirements from Rural Metro for Emergency Access Easement design.
- 4. RESPONSIBILITY FOR LANDSCAPING IMPROVEMENTS. Indemnity agreements shall be required when substantial improvements and (or) landscaping are proposed within a utility easement. The agreement shall acknowledge the right of the city to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.
- 5. Release/abandonment of easements must take place and be approved prior to final plat approval.

## ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- ◆ Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- ◆ There may be some Ordinance requirements, which apply to your project that aren't included here.
- ◆ Any appeals must be made in writing to the CITY CLERK'S OFFICE.

## ENGINEERING ORDINANCE REQUIREMENTS

**ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.**

### DRAINAGE AND FLOOD CONTROL:

1. STORM WATER STORAGE REQUIREMENT. Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
3. STORM WATER DISCHARGE. Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
4. STORM WATER RUNOFF. Storage basins must drain completely within 36-hours.
5. BASIN LOCATION. Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. STREET CROSSINGS. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.
7. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.

## **ATTACHMENT C**

8. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated on the final plat, and by separate instrument as required and agreed to by city staff, with maintenance the responsibility of the property owner and or the Homeowners Association.

REFUSE REQUIREMENTS:

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

TRAFFIC ORDINANCE REQUIREMENTS:

1. Streets and other related improvements: The developer shall comply with the stipulations from zoning case no. 12-ZN-2003.

Street Name/Type	Dedications	Improvements	Notes
Lincoln / Minor Collector	existing	Half Street	a.
Miller (Cattletrack) Minor Collector	existing	Half Street	a.
Internal streets / local residential	access easements (joint driveways)	See note b. below	b.

- a. The developer shall complete the half street for both Lincoln Drive and Miller Road (Cattletrack) along the site frontage. The half street improvements shall consist of additional pavement as necessary to provide a minimum twelve-foot wide travel lane and ribbon curb. The developer shall provide a minimum 8-foot wide stabilized decomposed granite pedestrian/bicycle path along the south side of Lincoln Drive and the west side of Miller (Cattletrack) Road.
- b. The developer shall provide a minimum pavement width of 20 feet with a minimum 5-foot wide stabilized decomposed granite shoulder/sidewalk. Pavement and shoulder widths and turnaround requirements shall be subject to approval by the City Transportation Dept. and Rural Metro. Pavement and/or paver color shall be subject to approval by the Development Review Board.

ZONING ORDINANCE REQUIREMENTS:

1. The amended development standards approved with 12-ZN-2003 require that the minimum lot width for flag lots may not be less than 20 feet. Revise the preliminary plat so that lots 3 and 4 meet this minimum requirement.

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

WATER DEVELOPMENT ORDINANCE

1. WATER PROVIDER. City of Scottsdale is responsible for supplying the water to this project.
2. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
3. DEVELOPMENT FEES. The developer shall pay a development fee for city water supply in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the city water system. All questions may be referred to Mike Mahoney a 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
4. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a development fee for city sanitary sewer in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of issuance of a building permit, or if the development does not require a building permit, prior to connection to the city sewer system. All questions may be referred to Mike Mahoney at 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
2. CONNECTION TO CITY SEWER. Disconnection of septic and connection to the City sewer system is required within one year of when the City sanitary sewer system becomes available.

FINAL PLANS SUBMITTAL REQUIREMENTS

DETAILED INFORMATION REGARDING CONSTRUCTION PLAN PREPARATION FOR PLANS SUBMITTED TO THE CITY OF SCOTTSDALE FOR APPROVAL CAN BE FOUND IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL. PLAN SHEET DIMENSIONS SHALL CONFORM TO THE FOLLOWING SIZES:

- \* LANDSCAPING/IRRIGATION PLANS: 24" X 36" (MYLAR ORIGINALS)
- \* CIVIL PLANS: 24" X 36" (MYLAR ORIGINALS)

EACH ITEM LISTED WITHIN THESE SUBMITTAL REQUIREMENTS MUST BE INCLUDED. A COPY OF THIS LIST MUST ALSO ACCOMPANY YOUR FIRST SUBMITTAL. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

ALL CONSTRUCTION PLANS, REPORTS, ETC., MUST BE IN CONFORMANCE WITH THOSE APPROVED BY THE DEVELOPMENT REVIEW BOARD.

THE FOLLOWING INFORMATION MUST APPEAR ON THE COVER SHEET:

- ◆ BOOK, MAP AND PARCEL NUMBER OF PROPERTY ON WHICH IMPROVEMENTS ARE BEING PROPOSED.
- ◆ SITE ADDRESS.
- ◆ PLAN CHECK NUMBER AND ALL APPLICABLE CASE NUMBERS MUST APPEAR WITHIN THE BOTTOM OR RIGHT-HAND MARGIN IN 1/2-INCH LETTERS.
- ◆ NAME, ADDRESS AND PHONE NUMBER OF THE OWNER AND THE PARTY PREPARING THE PLANS.

DIGITAL SUBMITTAL REQUIREMENT (EFFECTIVE MAY 1, 1999)

1. IF THE NUMBER OF LOTS APPROVED BY THE DEVELOPMENT REVIEW BOARD IS DIFFERENT FROM THE ORIGINAL ELECTRONIC SUBMITTAL, A REVISED DIGITAL FILE OF THE PRELIMINARY PLAT IS REQUIRED AT THE TIME OF FINAL PLANS.
2. DIGITAL SUBMITTAL OF FINAL PLAT DUE WITH MYLARS. SEE PRELIMINARY PLAT SHOPPING LIST ATTACHMENTS ("NOTIFICATION OF DIGITAL SUBDIVISION PLAT SUBMITTAL," "SUBDIVISION PLATS CAD LAYERING GUIDELINES," AND "SUBDIVISION PLATS CAD STANDARDS AND NAMING CONVENTIONS") FOR FORMATTING DETAILS AND GENERAL INFORMATION.



1. Plans shall be submitted on the following paper sizes:
  - a) LANDSCAPING/IRRIGATION PLANS: 24" x 36"
  - b) CIVIL PLANS: 24" x 36"
2. Provide intent as to maintenance responsibility of all landscaped areas. Provide note on the working drawings.
3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
4. Provide a schedule indicating the timing on installation of all improvements required by planning.
5. Provide a contour map of the existing topography.
6. Provide a final plat with the following information:
  - a) Zoning of property.
  - b) Vicinity map.
  - c) Property lines and dimensions, street names, centerline of street.
7. Provide landscaping and irrigation plans with the following information:
  - a) Plant palette (type, size, quantity)
  - b) Retention/detention basin slope
  - c) Perimeter wall elevations with the following information:
    - i) Height of perimeter wall above finished grade (both interior and exterior).
    - ii) Colors of all exterior materials (as required by Sec. 7.854 E of the Zoning Ordinance/matching those approved by Development Review Board).
  - d) Provide catalog cut sheets of all on-site lighting fixtures in common areas.
8. Provide adjacent curb elevations on Cattletrack/Miller.

PLANNING ORDINANCE REQUIREMENTSLOT DESIGN:

1. Lot area/width/or depth shall comply with district standards or amended district standards of case No. 12-ZN-2003.

LANDSCAPING:

1. There may not be more than 7-feet between plant and plant canopies on the landscape plan.
2. 50% of trees provided with this plat must be mature as defined in Section 3 of the Zoning Ordinance. Provide a minimum of 12 trees on the landscape plan with the final plan review submittal.
3. All plant materials in right-of-way shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
4. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.
5. Provide documentation required for issuance of a Native Plant Permit as required in the City Code and outlined in the Zoning Ordinance. The Native Plant Permit is a separate submittal and approval. Contact the City's Native Plant Officer at 312-7080 to initiate the process.

GRADING:

1. Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.

OTHER:

1. Comply with conditions of case No.: 12-ZN-2003
2. Wall locations at north and south property boundaries are to be coordinated with property owners of the adjacent parcels. Walls are to meet up at the same location at the property boundaries.
3. The corresponding lot owner is responsible for the maintenance of the exterior perimeter walls and landscaping. Note this requirement on the final plat.

**DEVELOPMENT STANDARDS**

SUBDIVISION NAME

Cattletrack Ranch

CASE #

12-PP-2004

ZONING

R1-35

PCD

PRD

X

ESL

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS (12-ZN-2003)
<b>A. MIN. LOT AREA</b>	35,000sf	25,000sf
<b>B. MIN. LOT WIDTH</b>		
1. Standard Lot	135'	100'
2. Flag Lot		20'
<b>C. MAXIMUM BUILDING HEIGHT</b>	30'	24'
<b>D. MIN. YARD SETBACKS</b>		
1. FRONT YARD		
• FRONT (to face of building)	40'	25'
• FRONT (to face of garage)	40'	25'
• FRONT (corner lot, side street)	40'	25'
• FRONT (corner lot, adjacent to key lot, side street)	40'	25'
• FRONT (double frontage)	40'	25'
2. SIDE YARD		
• Minimum	15'	15'
• Minimum aggregate	30'	30'
3. REAR YARD		
• Standard Depth	35'	25' 35' along west and south perimeter property lines of subdivision
• Min. Depth (% of difference which can be occupied)		
• Patio*		
<b>E. DISTANCE BETWEEN BUILDINGS (MIN)</b>		
1. Accessory & Main	10'	10'
2. Main Buildings/Adjacent Lots	30'	30'
<b>F. MAXIMUM WALL HEIGHT</b>		
1. FRONT	3'	3'
2. SIDE	8'	8'
3. REAR	8'	8'
4. Corner side not next to key lot	8' on PL	8' on PL
5. Corral fence height (on prop line)	6' on PL	6' on PL
<b>G. DEVELOPMENT PERIMETER SETBACKS</b>		35' along west and south perimeter property lines
<b>H. APPLICABLE ZONING CASES</b>		<b>12-ZN-2003</b> <b>12-PP-2004</b>
<b>I. NOTES &amp; EXCEPTIONS</b>		

**Construction Document/Final Plat Submittal Requirements**

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal.

**Incomplete submittals will not be accepted.**

All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals. All Building sheets shall be a minimum 24" X 36" size.

**The cover sheet must contain the following information:**

1. County Assessor parcel number of property on which improvements are being proposed.
2. Full street address assigned by the City of Scottsdale Records Department
3. Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
4. Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the architect, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's DESIGN STANDARDS AND POLICIES MANUAL. You may access the manual online at <http://www.scottsdaleaz.gov/dspm> - or call the One Stop Shop at 480-312-7080.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

**Listed below are items to be completed before construction document submittal. Provide documentation of completion of these requirements at the time of construction document submittal:**

<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

<b>Civil Improvement Plan Submittal Requirements</b>
--

Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

**Required Plan Size: 24" X 36"**

**Minimum Horizontal Scale: 1" = 20'**

**Minimum Vertical Scale: 1" = 2'**

### CIVIL

The following items are the basic minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

1. A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."
2. Title Report and Letter of Update (not more than 60 days old)
3. Provide the following:
  - ☒ Two Copies of Completed 404 Certification Form
  - ☒ Two Copies of the Notice of Intent (NOI)
  - ☒ Copy of the No-Conflict Form (Original must be signed by associated utility before plan approval)

### 4. IMPROVEMENT PLANS

Provide one (1) set that includes the following:

- ☒ Grading and Drainage Plan (Including water and sewer services)
- ☐ Water Plans
- ☐ Sewer Plans
- ☒ Paving Plans (including striping & signage)
- ☐ Traffic Signal Plans
- ☐ Striping & Signage Plans
- ☒ Structural Plans (including details & calculations)
- ☒ Preliminary Plat
- ☐ Final Plat (for reference only)
- ☒ ALTA Survey
- ☐ Map of Dedication



☐ \_\_\_\_\_

6. ENGINEER'S ESTIMATES (for payment in-lieu)

☐ Street improvements ☐ Signalization

7. REFERENCE DOCUMENTS

Drainage	<input type="checkbox"/> Master**	<input checked="" type="checkbox"/> Final
Water	<input type="checkbox"/> Master**	<input checked="" type="checkbox"/> Basis Of Design **
Sewer	<input type="checkbox"/> Master **	<input checked="" type="checkbox"/> Basis Of Design **
Circulation	<input type="checkbox"/> Master **	<input type="checkbox"/> Final
Signalization	<input type="checkbox"/> Master **	<input type="checkbox"/> Final

\*\*Note: Requires copies of approved reports before submittal of Improvement Plans for Plan Review. Developer shall, as a minimum, provide a copy of the cover sheet with City Staff signatures of acceptance.

8. OTHER

- ☒ Geotechnical Report
- ☒ Structural Report
- ☐ The completed Stormwater Storage Waiver Request Form (must be signed by City Staff)
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

**PLANNING**

Provide one (1) set of the selected Improvement Plans (#5 above), and the following items:

- ☒ Landscape & irrigation plans
- ☐ Slope Analysis
- ☐ NAOS graphic & calculation worksheet
- ☒ Native plant program, or confirmation of compliance
- ☐ Fountain/Water feature details and elevations

<b>Final Plat Submittal Requirements</b>
--

All final plats must be approved by the City Council. A final plat will be placed on the City Council's agenda only after staff has received a complete submittal, including the following items:

1. ALTA Survey
2. Title Report (less than 60 days old)
3. Copy of preliminary plat
4. Completed abandonment/vacation of easement application (if applicable)
5. Digital Submittal
6. 8-1/2" X 11" transparency of the staff approved final plat must be submitted to four (4) weeks prior to the scheduled City Council date.

The applicant will be notified once the final plat has been tentatively placed on the City Council meeting agenda.